

MIAMI TRAILS – WOODS, ESTATES & SANCTUARY (“WES”) STORMWATER DISTRICT

MIAMI TOWNSHIP
CLERMONT COUNTY, OHIO

June 9, 2021

Clermont County Engineer's Office
2381 Clermont Center Drive
Batavia, Ohio 45103
www.clermontengineer.org



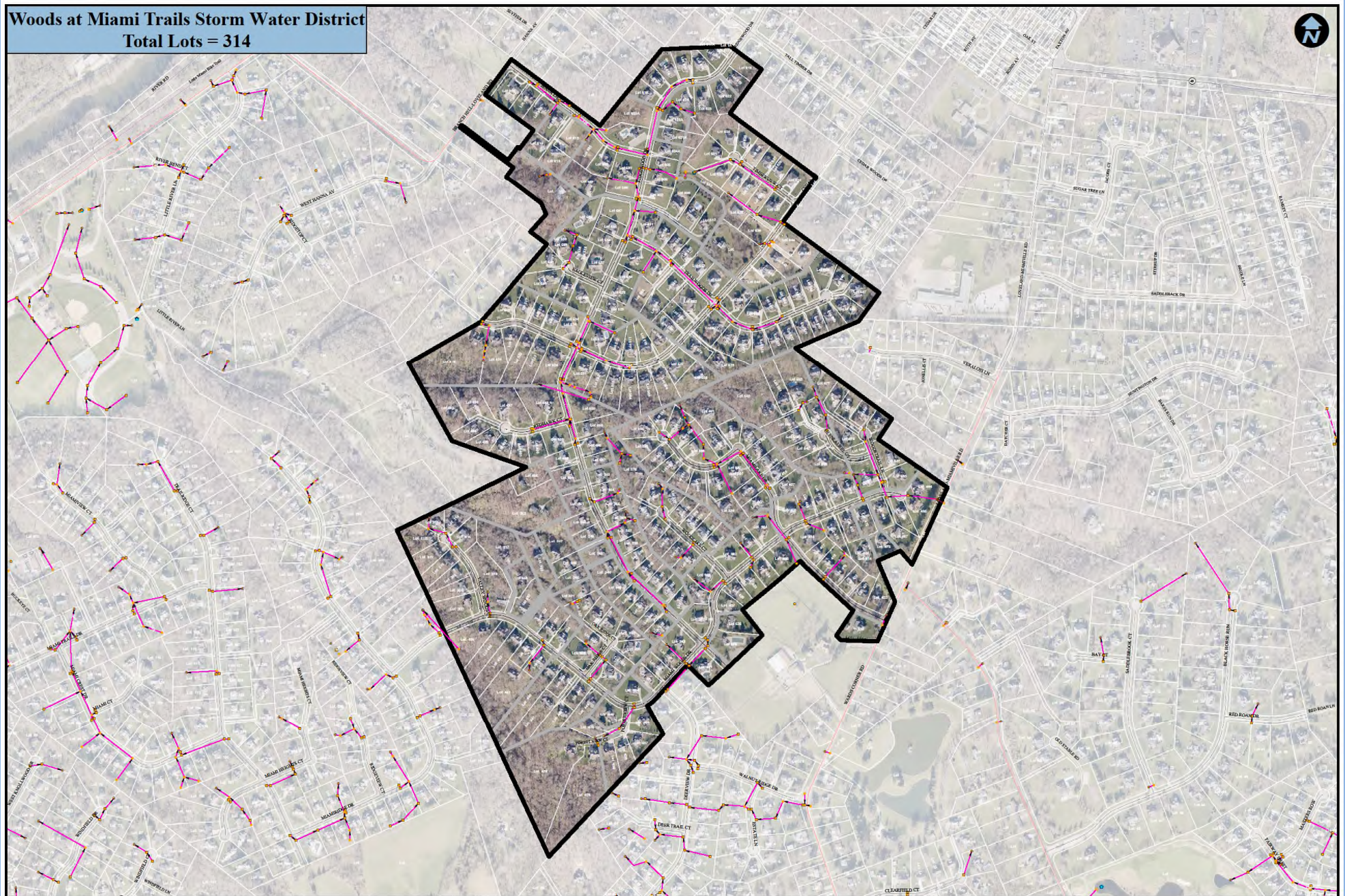
INTRODUCTION/BACKGROUND

- In 2018, members of the Homeowners Association (HOA) of Miami Trails – WES (Woods, Estates, Sanctuary) Subdivisions met with the County Engineer's Office to discuss issues that were appearing on private property. They were informed of the process to initiate, through the Board of County Commissioners, the creation of a stormwater utility district encompassing the lots in the subdivisions.
- In June 2020, the Board of County Commissioners executed an agreement for assessment services with the HOA to conduct a system evaluation.
- In January 2021, an evaluation was completed by the Engineer's Office and forwarded to the HOA outlining what would be assessed for improvements, repairs as well as, on-going maintenance.
- In February 2021, the HOA of Miami Trails – WES sent out information to all members and received the approval of the owners of 225 of the 386 lots.
- In June 2021, the BCC set a public meeting to discuss establishing the Miami Trails – WES Stormwater Utility District under R.C. Sec. 6117. The HOA and all individual lot owners were advised that the Miami Trails - WES Stormwater Utility District was being considered and if approved, they would be assessed for improvements, repairs as well as, on-going maintenance.

MIAMI TRAILS - WES STORMWATER UTILITY DISTRICT

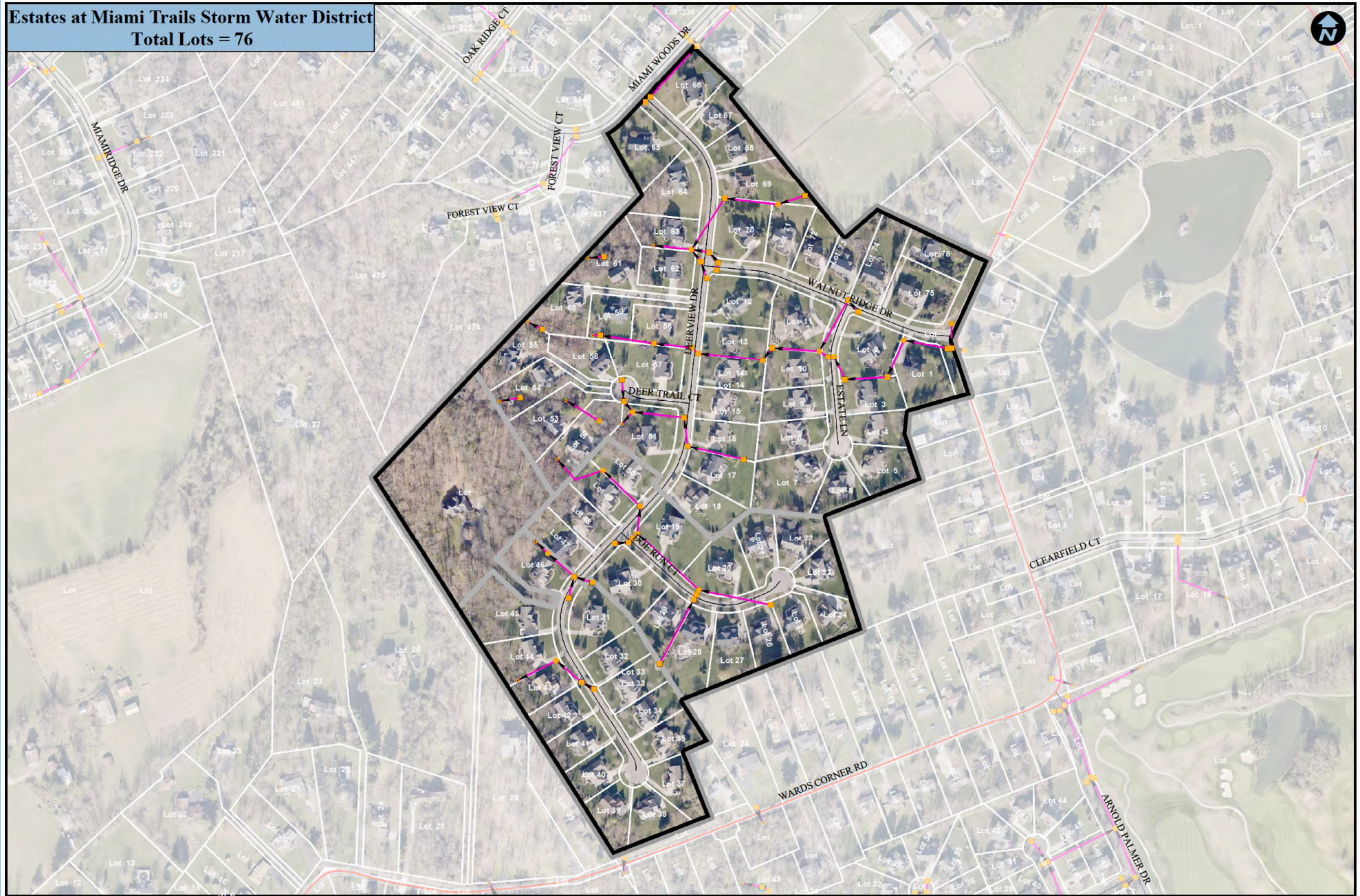
- **SERVICE AREA** of the district (where)
- **EXTENT OF SERVICE** of the district (what)
- **LEVEL OF SERVICE** of the district (how often)
- **COST OF SERVICE** of the district (how much)

MIAMI TRAILS - WES STORMWATER UTILITY DISTRICT



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Estates at Miami Trails Storm Water District
Total Lots = 76



MIAMI TRAILS - WES

STORMWATER UTILITY DISTRICT

(Extent of Service)

■ Miami Trail – WES Subdivision

- Total number of improved lots 384 residential lots, 2 common area improved lots
- Total number of pipe runs 142
- Total length of pipe runs over 11,500 feet (outside of dedicated R/W)

■ Material Breakdown in Length

- 82% Polypropylene (plastic pipe)
- 7% Plastic Truss
- 3% PVC
- 8% Unknown, clay, CMP, concrete

■ Condition Rating

- 7-11 % (762'-1,280') ... Rated 1 - Immediate action recommended
- 24 % (2,842') Rated 2 – OK for now, continue to monitor
- 65% (7,510') Rated 3 - No maintenance/replacement required at this time

MIAMI TRAILS – WES SUBDIVISION

(Level of Service)

☐ **Operating/Maintenance Items**

- ✓ structure cleaning & Inspection
- ✓ structure repair
- ✓ TV inspection
- ✓ pipe cleaning

☐ **Capital/Replacement Items**

- ✓ headwalls
- ✓ manholes
- ✓ inlets/outlets
- ✓ detention/retention basins
- ✓ stormwater pipes

MIAMI TRAILS- WES STORMWATER UTILITY DISTRICT (Cost of Service)

